

Board of Harbor Commissioners

Crescent City Harbor District

April 22, 2026

Regular Harbor Commission Meeting



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Chair Rick Shepherd, Vice Chair John Evans
Commissioner Gerhard Weber, Commissioner Dan Schmidt, Commissioner Annie Nehmer

AGENDA

- Date:** Wednesday, April 22, 2026
- Time:** Closed Session: 12:00 p.m.
Open Session: 2:00 p.m.
- Place:** 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

VIRTUAL MEETING OPTIONS

TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)
or, one tap mobile: +16699006833,,6127377734#



1. Preliminary Items

- a. Call to Order**
- b. Roll Call**
- c. Pledge of Allegiance**



1. Preliminary Items

d. General Public Comments

The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.



2. Adjourn to closed session:

a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code section 54956.9(d)(1), Name of case: *Fashion Blacksmith, Inc. v. Crescent City Harbor District*
Facts and circumstances: post-judgment discussions regarding payment terms

b. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 1 potential case

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which is a portion of Assessor Parcel No. 117-020-016, consisting of approximately 95,000 square feet; District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant); Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan; Under negotiation: Price and payment terms



2. (continued)

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant);

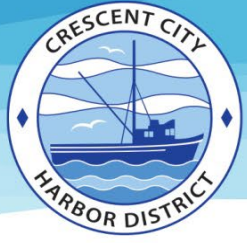
Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms

e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8; Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Ryan Plotz (Counsel), Sandy Moreno (Financial Consultant);

Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms



3. **[2:00 P.M.] Reconvene in open session and disclose any reportable action taken during closed session.**

Public Comment?



3. Preliminary Items

b. General Public Comments

The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.



4. Consent Calendar:

Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.

- a) Approve minutes of the April 8, 2026 Regular Meeting
- b) Approve Kolstad Land Surveyors Invoice# 1561 & 1562
- c) Approve Mitchell Law Firm Invoice# 10596

Public Comment?

Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	April 8, 2026 1:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Wednesday, April 8, 2026, at 1:00 P.M.

These minutes were prepared pursuant to Government Code Section 54953(c)(2) and CCHD Board Bylaws Section 7.15(a). These are "Action Minutes" that are limited to recording actions taken by the Board.

1) Roll Call. Commissioners Present: Schmidt, Evans, Nehmer, Shepherd

2) Adjourn to closed session.

NOTE: Cameron Weist (Special Counsel) and Andrew Flynn (Financial Consultant) did not attend the closed session

a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code section 54956.9(d)(1)

Name of case: Fashion Blacksmith, Inc. v. Crescent City Harbor District

Facts and circumstances: post-judgment discussions regarding payment terms

b. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government

Code section 54956.9: 1 potential case

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code section 54956.8.

Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which is a portion of Assessor Parcel No. 117-020- 016, consisting of approximately 95,000 square feet.

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

3) [2:00 P.M.] Reconvene in open session

4) Consent Calendar:

Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.

Commissioner Evans made a motion to approve the consent calendar, on the condition that all invoice payments would be subject to the terms of the individual contracts, including the timing of payments under the respective contracts, Commissioner Shepherd seconded the motion.

ACTION TAKEN: MOTION FAILED

AYES: EVANS, SHEPHERD // **NAYS:** NEHMER, SCHMIDT

ABSENT: WEBER // **ABSTAIN:** NONE

Subsequently, Commissioner Shepherd made a motion during agenda item #8 (*Communications, Reports, and Directions to Staff*) to temporarily suspend the rules, and return to this agenda item, Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

With the Board having voted to reconsider the consent calendar, Commissioner Nehmer then made a motion to have each of the consent calendar items considered individually, and Commissioner Schmidt seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

- a) *Approve minutes of the March 24, 2026 Special Meeting and March 25, 2026 Regular Meeting*

Commissioner Shepherd made a motion to approve the minutes. Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NEHMER

- b) *Approve CSS Invoice# 13115-12*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

- c) *Approve Kolstad Land Surveyors Invoice# 1561 & 1562*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION FAILED

AYES: EVANS, SHEPHERD // **NAYS:** SCHMIDT, NEHMER

ABSENT: WEBER // **ABSTAIN:** NONE

- d) *Approve CalMuni Advisors Invoice# 2026-CM134*

Commissioner Nehmer made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

- e) *Approve Weist Law Firm invoice# 2026-M137*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SHEPHERD, NEHMER // **NAYS:** SCHMIDT

ABSENT: WEBER // **ABSTAIN:** NONE

f) *Approve Summit Accounting Services Invoice# 22320*

Commissioner Shepherd made a motion to approve the invoice and Commissioner Evans seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SHEPHERD, SCHMIDT // **NAYS:** NEHMER

ABSENT: WEBER // **ABSTAIN:** NONE

5) Discuss and approve request by Community System Solutions to hold a fundraising music and beer festival on Whaler Island on July 4, 2026, from 6 PM to 9 PM.

Commissioner Schmidt made a motion to approve the festival and Commissioner Nehmer seconded the motion.

ACTION TAKEN: MOTION PASSED

AYES: EVANS, SCHMIDT, NEHMER, SHEPHERD // **NAYS:** NONE

ABSENT: WEBER // **ABSTAIN:** NONE

6) Annual marketing report from the Crescent City-Del Norte County Visitor Bureau.

7) Public update on the status of RV Park development negotiations.

8) Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

b. CEO/Harbormaster Report

c. Financial Report

i. Balance Sheet by month

ii. Profit and Loss by month

iii. Budget to Actual as of 03/31/26

iv. Cash Flow Report for March 2026

v. Update on grant billing

vi. Update on 24/25 audit status

vii. Review 25/26 Q3 budget and approve adjustments

viii. Update on USDA loan modification plan

ix. Update on CPRA requests

x. Status report on other pending projects

9) MEETING ADJOURNMENT

Attested by:

Justin Hanks

Clerk of the Board

Kolstad Land Surveyors

Invoice

PO Box 594
Bayside, CA 95524

Invoice #: 1561
Invoice Date: 3/30/2026
Due Date: 3/30/2026

Bill To:

Sandy Moreno
Crescent City Harbor District
101 Citizens Dock Road
Crescent City, CA 95531

KLS Job #

Job Name

2026-010

Harbor survey

Description	Hours/Qty	Rate	Date	Amount
Research recorded maps & download provided documents	3	130.00	2/6/2026	390.00
Map & deed calculations - pre-field calculations for corner searching	2.5	130.00	2/10/2026	325.00
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 118-020-044	6	265.00	2/11/2026	1,590.00
2-Man Travel - round trip from nearest office	0.5	184.00	2/11/2026	92.00
2-Man Field Crew with RTK GPS equipment: Searching for & locate corners: APN 117-180-020; 117-170-010; 118-020-044, highway control	6	265.00	2/12/2026	1,590.00
2-Man Travel - round trip from nearest office	0.5	184.00	2/12/2026	92.00
Map & deed calculations - review located corners & revise search positions	2	130.00	2/18/2026	260.00
			Total	\$4,339.00
			Payments/Credits	\$0.00
			Balance Due	\$4,339.00

Phone #
707-822-2718

Credit card payments may be accepted with a 3.5% surcharge added to total

Kolstad Land Surveyors

PO Box 594
 Bayside, CA 95524

Invoice

Invoice #: 1562
 Invoice Date: 3/30/2026
 Due Date: 3/30/2026

Bill To:

Sandy Moreno
 Crescent City Harbor District
 101 Citizens Dock Road
 Crescent City, CA 95531

KLS Job #

2026-010

Job Name

Harbor survey

Description	Hours/Qty	Rate	Date	Amount
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 117-170-011; 117-180-011; 117-180-021; 118-380-035; 118-020-044; 118-390-019	9	265.00	3/3/2026	2,385.00
2-Man Travel - round trip from nearest office	0.5	184.00	3/3/2026	92.00
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 118-468-001	5	265.00	3/12/2026	1,325.00
2-Man Travel - round trip from nearest office	0.5	184.00	3/12/2026	92.00
			Total	\$3,894.00
			Payments/Credits	\$0.00
			Balance Due	\$3,894.00

Phone #
707-822-2718

Credit card payments may be accepted with a 3.5% surcharge added to total



THE MITCHELL LAW FIRM, LLP

426 First Street
Eureka, CA 95501
Phone: (707) 443-5643
mitchelllawfirm.com

INVOICE

Invoice # 10596
Date: 03/31/2026
Due On: 04/30/2026

Crescent City Harbor District
101 Citizens Dock Rd.
Crescent City, CA 95531

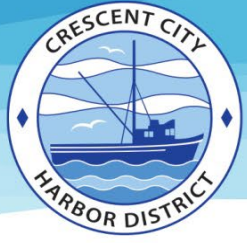
25-058 CRESCENT CITY HARBOR DIS.- RTP

25-058 CRESCENT CITY HARBOR DIS.- RTP

Attorney	Date	Notes	Quantity	Rate	Total
RTP	03/03/2026		0.10	\$250.00	\$25.00
RTP	03/03/2026		0.20	\$250.00	\$50.00
RTP	03/04/2026		0.30	\$250.00	\$75.00
RTP	03/05/2026		0.90	\$250.00	\$225.00

RTP	03/06/2026	0.30	\$250.00	\$75.00
RTP	03/06/2026	0.50	\$250.00	\$125.00
RTP	03/09/2026	3.70	\$250.00	\$925.00
RTP	03/09/2026	0.80	\$250.00	\$200.00
RTP	03/09/2026	0.10	\$250.00	\$25.00
RTP	03/10/2026	0.10	\$250.00	\$25.00
RTP	03/10/2026	0.80	\$250.00	\$200.00
RTP	03/10/2026	1.10	\$250.00	\$275.00
RTP	03/11/2026	1.80	\$250.00	\$450.00
RTP	03/13/2026	0.90	\$250.00	\$225.00
RTP	03/13/2026	0.10	\$250.00	\$25.00
RTP	03/16/2026	1.10	\$250.00	\$275.00
RTP	03/16/2026	0.30	\$250.00	\$75.00

RTP	03/16/2026	0.10	\$250.00	\$25.00
RTP	03/17/2026	1.80	\$250.00	\$450.00
RTP	03/17/2026	3.40	\$250.00	\$850.00
RTP	03/19/2026	6.50	\$250.00	\$1,625.00
RTP	03/20/2026	5.00	\$250.00	\$1,250.00
RTP	03/20/2026	0.20	\$250.00	\$50.00
RTP	03/20/2026	0.30	\$250.00	\$75.00
RTP	03/23/2026	0.10	\$250.00	\$25.00
RTP	03/23/2026	0.10	\$250.00	\$25.00
RTP	03/24/2026	0.50	\$250.00	\$125.00
RTP	03/24/2026	0.10	\$250.00	\$25.00
KB	03/25/2026	0.10	\$110.00	\$11.00
RTP	03/25/2026	0.20	\$250.00	\$50.00
RTP	03/26/2026	0.90	\$250.00	\$225.00
RTP	03/27/2026	0.10	\$250.00	\$25.00
RTP	03/27/2026	0.10	\$250.00	\$25.00



5. **Consider and approve request by One King Entertainment to hold a music festival at Port O' Pints South Beach on May 30, 2026, from 11 AM to 11 PM.**

Public Comment?



**2nd Annual One King Music Festival
Street Closure Proposal**

Presented by One King Entertainment

Bringing unity to the community through music and art

1. Purpose of Street Closure

We are requesting a portion of Starfish Way, starting at Englund Marine/Maintenance building alleyway approximately 200 yards south. From the hours of 10am – 4pm. to allow better access to allow the car club to showcase their cars.

2. Proposed Location & Time

Location: Port O’Pints South Beach

Event Date: May 30th, 2026

Closure Time: 10am – 4pm

Event Hours: 11am – 11pm (Outside portion of the event will close at 8pm)

Set-Up and Breakdown: 8am – 11am 6pm – 8pm

3. Event Highlights

- Live music performances from local artists
- Food and artisan vendors
- Community partner booths

4. Traffic & Community Impact Plan

We will notify nearby businesses and residents in advance, provide detour signage, and maintain emergency vehicle access.

5. Community Benefits

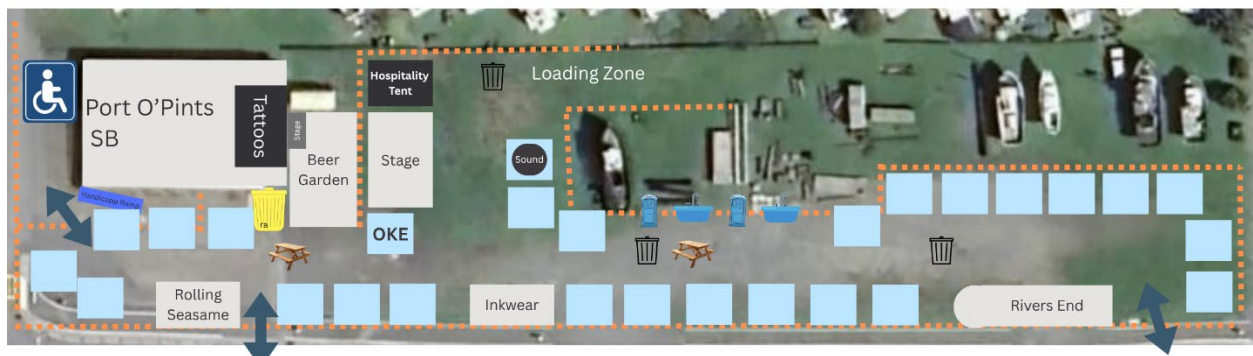
This event promotes local artists and businesses, increases economic activity, fosters unity, and strengthens the Harbor District as a cultural destination.

6. Contact Information

One King Entertainment

Email: onekingentertainment@yahoo.com

Phone: 707-954-3007





6. Review 25/26 Q3 Budget-to-Actual and approve budget adjustments/reclassifications

Public Comment?

Last Revised : 4/19/26

	Draft Audit QB OL Bal 06/30/25	QB OL Bal 03/31/26	10/22/25 Approved Adjd TI 25Q1	04/22/26 Proposed Adj 25Q3	04/22/26 Proposed Adjd TI 25Q3
INCOME					
2400 COMMERCIAL REVENUE					
2401 Commercial Fees Additional	107,801	97,215	0	120,000	120,000
2402 Commercial Hoist Leases	224,460	199,260	294,000	(44,000)	250,000
2403 Commercial Leases	370,653	285,866	500,000	(120,000)	380,000
2407 Commercial Utilities	21,321	14,757	25,000	(5,000)	20,000
2408 Concessions Leases	(25,271)	0	0	0	0
2409 Freezer Rental	9,007	5,883	7,992	0	7,992
2410 Poundage Fees	47,436	57,413	75,000	(15,000)	60,000
2411 Service/Fee Revenue	500	0	0	0	0
Total 2400 COMMERCIAL REVENUE	755,908	660,394	901,992	(64,000)	837,992
2600 SERVICES & FEES					
2601 Equipment Rental	120	96	200	0	200
2602 No Insurance Fee	40,500	32,400	30,000	8,000	38,000
2603 Fees & Sales Additional	2,516	593	0	600	600
2604 Event Rentals	312	2,386	1,500	1,250	2,750
2605 Permits Fish Sales	1,050	750	1,800	(500)	1,300
2606 Key Fob Sales	322	0	600	(600)	0
2607 Late Payment Fee	4,769	3,600	4,500	0	4,500
2608 Launch Permit Fees	16,751	10,479	15,000	0	15,000
2609 Laundry Sales	708	340	500	0	500
2610 Live-a-Board Fees	9,600	6,240	8,400	0	8,400
2611 Mobile Crane Rental	7,440	4,896	7,500	0	7,500
2612 Storage Revenue	34,550	28,256	36,000	2,000	38,000
2613 Utilities Marina	30,392	24,589	30,000	2,000	32,000
2614 Work Dock Use	1,290	950	1,200	0	1,200
2615 Surcharge / Admin Fee	3,867	3,330	2,400	0	2,400
2616 Harbor Fees Additional	2,975	0	1,200	0	1,200
2617 Non-Taxable labor fees	1,197	90	1,200	0	1,200
Total 2600 SERVICES & FEES	158,360	118,995	142,000	12,750	154,750
2650 Discounts and Adjustments	0	0	0	0	0
2700 MOORAGE - SLIP RENTALS					
2701 Rec Slip Rentals / Dockwa	564,208	432,594	560,000	(15,000)	545,000
2702 Slip Rentals/Moorage	0	0	0	0	0
Total 2700 MOORAGE - SLIP RENTALS	564,208	432,594	560,000	(15,000)	545,000
2800 RV PARKS REVENUE OPERATIONS					
2800 RV Parks Revenue Operations	485	0	0	500	500
2801 RV Bayside Leases	196,458	133,265	186,000	(8,000)	178,000
2802 RV BS Dump Station	105	245	120	0	120
2803 RV BS Fees	1,740	985	3,600	(1,500)	2,100
2804 RV BS Freezers	185	130	180	0	180
2805 RV BS Laundry	2,156	557	2,400	(1,200)	1,200
2808 RV RHV Laundry	0	146	600	0	600
2809 RV Guest Rentals	42,414	51,198	42,000	20,000	62,000
Total 2800 RV PARKS REVENUE OPERATIONS	243,543	186,526	234,900	9,800	244,700

Last Revised : 4/19/26

	Draft Audit QB OL Bal 06/30/25	QB OL Bal 03/31/26	10/22/25 Approved Adjd Tl 25Q1	04/22/26 Proposed Adj 25Q3	04/22/26 Proposed Adjd Tl 25Q3
2900 Additional Operating Income	0	0	0	0	0
3000 SALES OF PRODUCT REVENUE					
3001 Gift Shop Sales	1,995	1,181	2,000	0	2,000
3002 Consignment Sales	0	0	0	0	0
Total 3000 SALES OF PRODUCT REVENUE	1,995	1,181	2,000	0	2,000
3099 Uncategorized Income	4,144	0	0	0	0
Renewable Energy Credit	0	0	0	0	0
Stripe sales	1,890	0	0	0	0
TOTAL INCOME	1,730,047	1,399,690	2,075,792	(46,650)	2,029,142
3100 COST OF GOODS SOLD					
3101 Gift Shop Items	997	0	1,200	0	1,200
3102 Laundry Expense	354	170	0	750	750
Total 3100 COST OF GOODS SOLD	1,351	170	1,200	750	1,950
GROSS PROFIT	1,728,696	1,399,520	2,074,592	(47,400)	2,027,192
EXPENSES					
3200 ADVERTISING					
3201 Ads and Notices	7,000	3,743	3,600	400	4,000
3202 Events	0	0	0	0	0
Total 3200 ADVERTISING	7,000	3,743	3,600	400	4,000
3300 AUTO EXPENSES					
3301 Fuel Expenses	3,154	2,513	3,600	0	3,600
3302 Maintenance and Repair	2,889	2,717	3,600	0	3,600
3303 Truck Leases/Auto Exp	3,209	31,584	45,000	(5,000)	40,000
Total 3300 AUTO EXPENSES	9,252	36,814	52,200	(5,000)	47,200
3400 BANK FEES / SURCHARGES					
3401 Bank Fees	1,321	411	1,500	(900)	600
3402 Merchant Fees	455	1,387	500	1,500	2,000
3403 Fines Additional Fees	30	0	0	0	0
3404 QuickBooks Payments Fees	8,254	5,553	9,000	(3,447)	5,553
Total 3400 BANK FEES / SURCHARGES	10,060	7,351	11,000	(2,847)	8,153
3500 Dues	9,319	242	10,000	(7,000)	3,000
3600 CONTRACTORS OPERATIONS					
3601 Contractors 1099	0	0	0	0	0
3602 Outside Services	84,516	9,139	30,000	(7,500)	22,500
Total 3600 CONTRACTORS OPERATIONS	84,516	9,139	30,000	(7,500)	22,500
3700 INSURANCE POLICIES					
3701 Auto Insurance	20,340	19,630	24,000	2,500	26,500
3702 Liability & Property Policies	304,985	146,904	153,096	0	153,096
3703 Workers Comp	57,519	11,083	40,000	(20,000)	20,000
Total 3700 INSURANCE POLICIES	382,844	177,617	217,096	(17,500)	199,596

Last Revised : 4/19/26

	Draft Audit QB OL Bal 06/30/25	QB OL Bal 03/31/26	10/22/25 Approved Adjd TI 25Q1	04/22/26 Proposed Adj 25Q3	04/22/26 Proposed Adjd TI 25Q3
3800 INTEREST EXPENSE					
3801 Additional Interest Expenses	0	22	0	0	0
3802 USDA Interest	133,025	0	162,000	0	162,000
3803 FB Arbitration Award	171,335	46,150	158,650	(112,500)	46,150
3804 FB Judgement		112,500	0	112,500	112,500
3805 Finance Charge	34	402	6,500	0	6,500
Total 3800 INTEREST EXPENSE	304,394	159,074	327,150	0	327,150
3900 PROFESSIONAL FEES / CONSULTANTS					
3901 Accounting	17,425	50,125	67,500	0	67,500
3902 Auditing	22,000	12,000	24,000	0	24,000
3903 Attorney Professional Services Legal	130,092	39,902	60,000	0	60,000
3904 Additional Non-Attorney	9,041	10,685	12,000	0	12,000
3905 Legal Reimbursements	6,922	137	6,000	0	6,000
3906 Engineering	16,479	0	20,000	(10,000)	10,000
3907 Grant Management & Acquisition	20,500	0	0	0	0
3908 IT Services	22,606	17,272	24,000	0	24,000
3909 IT Reimbursements	15,057	4,204	0	6,000	6,000
3910 Permitting, Planning & PM	0	0	0	0	0
Total 3900 PROFESSIONAL FEES / CONSULTANTS	260,122	134,325	213,500	(4,000)	209,500
4000 OFFICE / GENERAL OPERATIONS					
4002 Office Equipment Leases	6,195	3,911	6,500	0	6,500
4003 Office Expenses	2,410	1,878	3,600	0	3,600
4004 Permits / Licenses	24,591	26,251	25,500	780	26,280
4006 Subscriptions & Software	24,604	23,429	26,950	5,000	31,950
4007 Uniform Expenses	4,055	3,220	4,800	0	4,800
4008 Website & Hosting Expenses	3,261	3,060	4,200	0	4,200
4020 Meals In-Town / Team Appreciation	(172)	0	0	0	0
4025 Recruitment Expense	924	365	0	1,000	1,000
4026 Taxes and License	129	1,297	0	1,300	1,300
4028 Postage & Shipping	541	334	600	0	600
Total 4000 OFFICE / GENERAL OPERATIONS	66,537	63,744	72,150	8,080	80,230
5000 PAYROLL EXPENDITURES					
5001 Payroll Expenses	806,962	482,725	591,000	36,000	627,000
5002 Payroll Benefits	139,267	89,778	146,400	(25,000)	121,400
5003 Health Benefits	167,486	140,589	146,400	44,000	190,400
5005 Payroll Tax Expense	75,288	45,855	0	61,000	61,000
5006 Commissioner Expense	37,200	27,000	36,000	0	36,000
5013 Team Housing & Additional Expenses	0	20,428	0	20,428	20,428
5015 Payroll Processing	28,109	14,993	30,000	(14,000)	16,000
Total 5000 PAYROLL EXPENDITURES	1,254,313	821,368	949,800	122,428	1,072,228
5100 REPAIRS / MAINTENANCE					
5101 Heavy Equipment Lease Payments	4,108	0	0	0	0
5102 Operations Purchases	1,545	1,463	5,000	0	5,000
5104 Repairs General	31,817	8,284	45,000	(10,000)	35,000
Total 5100 REPAIRS / MAINTENANCE	37,470	9,747	50,000	(10,000)	40,000
5200 SUPPLIES, MATERIALS & FUEL					
5201 Maintenance Supplies / Materials	18,017	14,251	15,000	5,000	20,000

Last Revised : 4/19/26

	Draft Audit QB OL Bal 06/30/25	QB OL Bal 03/31/26	10/22/25 Approved Adjd TI 25Q1	04/22/26 Proposed Adj 25Q3	04/22/26 Proposed Adjd TI 25Q3
5202 Operations Supplies / Materials	8,840	4,184	7,500	0	7,500
5203 Fuel Maintenance	7,876	7,485	7,500	2,500	10,000
Total 5200 SUPPLIES, MATERIALS & FUEL	34,732	25,919	30,000	7,500	37,500
5300 TRAVEL / TRAINING					
5301 Accomodations / Hotels	0	0	0	0	0
5304 Airfare	0	0	0	0	0
5305 Mileage / Fuel	0	39	0	100	100
5306 Rideshare, Rentals, Ground Transport	0	0	0	0	0
5307 Trainings / Meetings	1,885	483	2,400	(1,400)	1,000
Total 5300 TRAVEL / TRAINING	1,885	522	2,400	(1,300)	1,100
5500 UTILITIES					
5501 Electricity	133,263	89,759	150,000		150,000
5502 Propane	8,105	7,221	10,000		10,000
5503 Telephone	12,551	9,234	12,000		12,000
5504 Water & Sewer Service	35,121	30,914	44,000	(5,000)	39,000
5505 Trash & Recycle	108,551	73,758	125,000	(5,000)	120,000
5506 WI-FI / Internet Services	7,385	4,161	5,000	600	5,600
5507 Solar Energy	0	0	0		0
Total 5500 UTILITIES	304,976	215,048	346,000	(9,400)	336,600
5600 WRITE-OFFS					
5601 Commercial Bad Debt	0	24,298	0	50,000	50,000
Total 5600 WRITE-OFFS	0	24,298	0	50,000	50,000
TOTAL EXPENSES	2,767,421	1,688,952	2,314,896	123,861	2,438,757
NET OPERATING INCOME (LOSS)	(1,038,725)	(289,432)	(240,304)	(171,261)	(411,565)
OTHER INCOME					
5605 DONATIONS RECEIVED					
5605 Donations Received	0	0	0	0	0
5606 Event Sponsorship	0	0	0	0	0
Total 5605 DONATIONS RECEIVED	0	0	0	0	0
5700 GRANTS RECEIVED					
5750 Grant Income	325,164	194,390	0	0	0
Total 5700 GRANTS RECEIVED	325,164	194,390	0	0	0
5800 INTEREST INCOME					
5800 Interest Income	36,778	0	0	0	0
5801 Additional Investment / Interest Earned	0	0	0	0	0
5802 LAIF Investment Gain	25,271	9,138	7,200	5,000	12,200
Total 5800 INTEREST INCOME	62,049	9,138	7,200	5,000	12,200
6000 TAX PROCEEDS					
6001 Property Tax	290,808	279,028	403,000	136,000	539,000
6002 TOT Proceeds	567,086	244,460	260,303	85,000	345,303
Total 6000 TAX PROCEEDS	857,893	523,489	663,303	221,000	884,303

Crescent City Harbor District
 Approved Budget Adj FYE26Q3

Last Revised : 4/19/26

	Draft Audit QB OL Bal 06/30/25	QB OL Bal 03/31/26	10/22/25 Approved Adj'd Tl 25Q1	04/22/26 Proposed Adj 25Q3	04/22/26 Proposed Adj'd Tl 25Q3
TOTAL OTHER INCOME	1,245,107	727,017	670,503	226,000	896,503
OTHER EXPENSE					
6500 Depreciation	3,827,907	2,870,930	0	3,827,907	3,827,907
6600 Arbitration Judgement	0	0	0	0	0
6200 Non-Operating Expenses	1,048	0	0	0	0
6203 Penalties and Fines	0	259	0	400	400
Reconciliation Discrpancies-1	189,636	(0)	0	0	0
TOTAL OTHER EXPENSE	4,018,591	2,871,189	0	3,828,307	3,828,307
NET OTHER INCOME/(EXPENSE)	(2,773,485)	(2,144,172)	670,503	(3,602,307)	(2,931,804)
NET INCOME (LOSS)	(3,812,209)	(2,433,604)	430,199	(3,773,568)	(3,343,369)
Capital Expenditures					
FBI Arbitrtion Award			138,338	0	138,338
FBI Settlement			250,000	0	250,000
USDA Loan			100,000	0	100,000
Capital Improvement Projects			0	0	0
Emergency Reserves			0	0	0
Asset Purchases			5,000	0	5,000
			0		0
Total Capital Expenditures			493,338	0	493,338
Net Increase (Decrease) In Position			(63,139)	(3,773,568)	(3,836,707)
Net Increase (Decrease) In Position (w/o Depr)					
					(8,800)
LAIF Reserve			273,876	0	259,825
Checking Operating Account			26,524	0	62,553
			0		
Total Cash and Reserves on Hand			300,400	0	322,377



- 7. Schedule public hearing to consider development proposals for 750 U.S. Highway 101 S., 159 Starfish Way, and undeveloped land along Starfish Way, between Citizens Dock Rd and Anchor Way.**

Public Comment?



8. Communications, Reports, and Directions to Staff

a. Harbor Commissioner & Committee Reports

(1) Commissioner Dan Schmidt

(2) Commissioner Annie Nehmer

(3) Commissioner Gerhard Weber

(4) Vice Chair John Evans

(5) Chair Rick Shepherd



8. Communications, Reports, and Directions to Staff

b. CEO/Harbormaster Report



8. Communications, Reports, and Directions to Staff

c. Financial Report

- i. Update on grant billing**
- ii. Update on 24/25 audit status**
- iii. Update on USDA loan modification plan**
- iv. Update on CPRA requests**
- v. Status report on other pending projects**

9. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, May 13, 2026**, at 2 p.m (Special Meeting). The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.*

